

MLS Client View - RESIDENTIAL

MLS# 202315723 Number of Bedrooms 3 PID# 60671179 **Primary On Main** Yes **Additional PID?** Yes Floor? **Total Lot Size SqFt** 171626.00 **Full Baths** 3 Type Single Family **Half Baths** 2 **Listing Status ACTIVE Building Age** 4 Listing Price Year Built Unknown \$2,450,000 Selling Price Total Fin SqFt (TLA) 4,926

105 Driftwood Court Garden Lots NS B0J **Square Footage (MLA)** 4,926 **Building Dimensions** 74 x 42 + 46 x 2C0 52

Style Detached Lot Size

Bluenose Academy (Pr - Grade

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paved driveway with parking for

South Shore Waldorf

multiple vechicles

triple, attached, heated

New Construction Y/N No Garage Yes Waterfront Yes

# Virt Tour URL Add'I Virt Tour 1 URL

## **Directions to Property**

Head out of Lunenburg towards Blue Rocks. About 1.5km from town limits turn left onto Silver Point Rd. Continue about 800 meters and look for the Rum Point Oceanfront

### **General Property Information:**

Water 1,517.00
Frontage
Meas
Water Feet
Frontage
Units

**Inclusions**fridge, propane range, electric wall

oven, microwave, dishwasher, wine

#### Condo Info

**Closing Date** 

Monthly Condo Fee Condo Fee Includes Plus Den Y/N In Suite Laundry Pet Friendly1 No. of Parking Spaces Elementary School Middle/Jr School High School

**Address** 

Fr Imm Elementary School Fr Imm Middle/Jr

School Fr Imm High School Other

Garage Details Parking Details

Rental Income

#### Mobile/Mini Info

Mobile/Leased Land Fees Mobile/Mini Make Land Status Pet Friendly2

Bluenose Academy
Bluenose Academy
Park View Education Centre

ROOM TYPE
LEVEL
ROOM DIMENSIONS
Main Floor
Main

& Dining -- 31.10 x Kitchen **Main Floor** 19.4 OTHER Main Floor 19.10 x 17.2 Bath 1 **Main Floor** Pantry -- 5.3 x 4.5 7.7 x 5 (2-pc) Foyer **Main Floor** Den/Office Main Floor 11.7 x 9.8 **Primary BedroomMain Floor** 15.10 x 14.10 less **Ensuite Bath 1 Main Floor** jog

OTHER Main Floor 18.11 x 15.4

Bedroom Main Floor 16.2 x 12.3 less jog
Ensuite Bath 2 Main Floor (4-pc)
OTHER Main Floor Walk-in Closet -Laundry Main Floor 10.5 x 10.3

Utility Main Floor 19.4 x 14
Foyer Main Floor 12.5 x 12.4 +/- jogs
Bath 4 Main Floor (4-pc)

OTHER Main Floor Walk-in Closet -- 7.6 Workshop Main Floor x 7.2

## **Property Overview**

AS GOOD AS IT GETS! Start with one of the best oceanfront parcels to be found, minutes from one of the most sought-after communities in Atlantic Canada. Add to that a gorgeous 5000sf custom built ICF home w/ quality finishes. The result is this magnificent oceanfront estate, comprised of 2 waterfront lots in the exclusive Rum Point oceanfront community. The 2 parcels combine for nearly 4 acres forming an elongated private peninsula w/ 1500+ ft of shoreline. The home's design aligns perfectly w/ the point of land it occupies, w/ large windows & a wrap-around covered veranda capturing the water views on all 3 sides of the peninsula. The main living area w/ coffered ceiling integrates living/kitchen/dining for a gracious modern lifestyle w/ pairs of French doors opening to the veranda, lawn & gardens. The dream kitchen is as beautiful as it is functional, w/ cathedral ceiling, massive island, quartz countertops, 6 appliances & pantry. There are 2 spacious bedroom suites on the main level, each w/ a walk-in & luxurious 4-pc ensuite. A separate entry provides access to the private guest suite above the garage, featuring a large Bedroom w/ amazing views, 4-pc ensuite, & a spacious living room/den complete w/ kitchenette & private balcony. The 3-bay garage includes a workshop w/ views to enjoy while puttering away at your hobbies. The grounds of the estate are equally impressive, starting w/ the approach via a curving tree-lined paved drive. Flagstone & gravel paths circle the home & winc along the shore, punctuated w/ apple trees & wonderful spots to sit & enjoy the tranquility of the setting. Swimmers & beachcombers will enjoy exploring the nearly 1/3

Energuide Info: EnerGuide Rating? EnerGuide Rating (GJ/Year) Date EnerGuide Obtained

#### **Property Features**

BUILDING STYLE Contemporary
PROPERTY SIZE 3 to 9.99 Acres
BASEMENT None

FOUNDATION Slab, Insulated Concrete

**EXTERIOR FINISH** Wood Siding Metal

FLOORING Engineered Hardwood, Porcelain, Tile
HEATING/COOLING TYPE Fireplace, Heat Pump -Ductless, Hot Water, In Floor,

Radiant, Stove, Ductless Cooling

**FUEL TYPE** Electric, Propane, Wood

WATER SOURCE Dug, Well SEWAGE DISPOSAL Septic

UTILITIES Cable, Electricity, High Speed Internet, Telephone

GARAGE Attached, Triple, Heated Parking Spaces(s), Paved

/PARKING

STRUCTURES

Deck, Dock, Greenhouse, Shed, Tennis Court, Wharf
Balcony, Alarm System, Ensuite Bath, HRV (Heat Rcvry Ventln),

Gas Stove(s), Wood Stove(s), Propane Fireplace

APPLIANCES
INCLUDED

Barbeque, Oven - Electric, Range - Gas, Range - Electric,
Dishwasher, Dryer, Washer, Freezer - Chest, Microwave,
Refrigerator, Wine Fridge, Water Purifier, Water Softener,

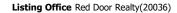
Other PRPTK

RENTAL PR EQUIPMENT

WATER Bay, Harbour, Ocean FRONTAGE

**COMPLIMENTS OF: Cynthia Dial** 

Main: 902-298-0332 cindv@reddoorrealtv.ca Red Door Realtv(20036) S Red



MLS# 202315723 List Price \$2,450,000 Status: ACT RE Class:

Address 105 Driftwood Court Community GARDENLOT Province NS Postal Code B0J 2C0

**Listing Office:** 

Red Door Realty(20036)

























Data provided by the Nova Scotia Association of REALTORS®.

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Address 105 Driftwood Court

























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